095.0	0005	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,104,100 / 1,104,100
					USE VALUE:	1,104,100 / 1,104,100
					ASSESSED:	1,104,100 / 1,104,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		LANGLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAPOBIANCO COSMO D TR
Owner 2:	JOANS TRUST
Owner 3:	
Street 1:	12 LANGLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,666 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Vinyl Exterior and 4095 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11666.000	564,200	900	539,000	1,104,100
Total Card	0.268	564,200	900	539,000	1,104,100
Total Parcel	0.268	564,200	900	539,000	1,104,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 269.60 | /Parcel: 269.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	62513
GIS Ref	
GIS Ref	
Insp Date	11/16/18

!7825!

PREVIOUS ASSESSMENT

Parcel ID: 095.0-0005-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	564,400	900	11,666.	539,000	1,104,300	1,104,300	Year End Roll	12/18/2019
2019	101	FV	423,500	1000	11,666.	539,000	963,500	963,500	Year End Roll	1/3/2019
2018	101	FV	423,500	1000	11,666.	462,000	886,500	886,500	Year End Roll	12/20/2017
2017	101	FV	423,500	1000	11,666.	431,200	855,700	855,700	Year End Roll	1/3/2017
2016	101	FV	423,500	1000	11,666.	369,600	794,100	794,100	Year End	1/4/2016
2015	101	FV	412,700	1000	11,666.	331,100	744,800	744,800	Year End Roll	12/11/2014
2014	101	FV	412,700	1000	11,666.	306,500	720,200	720,200	Year End Roll	12/16/2013
2013	101	FV	412,700	1000	11,666.	292,200	705,900	705,900		12/13/2012

PRINT

Date	Time
12/10/20	22:25:52

LAST REV

Date	Time
05/07/19	14:50:20
apro	
7825	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12205-558		5/16/1972		45,750	No	No		N

USER DEFINED

Prior Id # 1:	62513
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/1994	566	Manual	5,000					PORCH REPAIR

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	CC	Chris C
2/17/2009	Meas/Inspect	189	PATRIOT
11/9/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11666		Sq. Ft.	Site		0	70.	0.66	4									538,986						539,000	

Total AC/HA:	0.26781	Total SF/SM:	11666	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 538,986	Spl Credit	Total: 539,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.03181815
Const Adj.:	0.98990101
Adj $ / SQ:	127.675
Other Features:	82000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	693121
Depreciation:	128921
Depreciated Total:	564201

COMMENTS

PDAS EXTRA SHOWER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

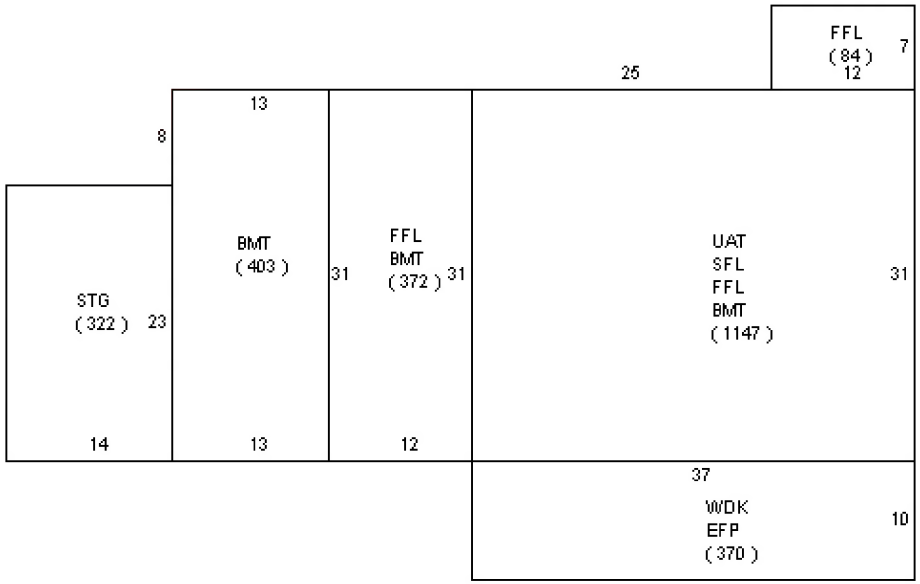
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	154.49
Special Features:	0	Val/Su Net:	93.71
Final Total:	564200	Val/Su SzAd	205.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,922	55.730	107,113
FFL	First Floor	1,603	127.670	204,663
SFL	Second Floor	1,147	127.670	146,443
EFP	Enclos Porch	370	34.230	12,667
WDK	Deck	370	8.610	3,187
STG	Storage	322	6.550	2,110
UAT	Upper Attic	287	51.070	14,644
	Net Sketched Area:	6,021	Total:	490,827
Size Ad	2750	Gross Are	6881	FinArea 4095

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 095.0-0005-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	26X16	A	AV	1982	3.15	T	29.6	101			900			900
2	Frame Shed	D	Y	1	5X10	A	AV	1984	0.00	T	28	101						
2	Frame Shed	D	Y	1	5X12	A	AV	1984	0.00	T	28	101						

More:	N	Total Yard Items:	900	Total Special Featues:	Total: 900